

Site: M:26/10/50

Allen / Prettyman House

318 West Montgomery Avenue

Built: 1887-1888      Builder: Edwin M. West (presumed)    Private

This Queen Anne / Eastlake style residence was constructed for James F. Allen, who took advantage of Rockville's proximity to Washington D.C. via the Baltimore and Ohio Railroad's Metropolitan Branch. Edwin West probably built the house, which displays contrasting shapes and textures.

**Maryland Historical Trust**  
**State Historic Sites Inventory Form**

Survey No. <sup>M</sup>26/10/50

Magi No. 1650662604

DOE   yes   no

**1. Name** (indicate preferred name)

historic The Allen House

and/or common The Prettyman House

**2. Location**

street & number 318 West Montgomery Avenue

   not for publication

city, town Rockville

   vicinity of

congressional district 8

state Maryland

county Montgomery

**3. Classification**

Category	Ownership	Status	Present Use
<u>  </u> district	<u>  </u> public	<input checked="" type="checkbox"/> occupied	<u>  </u> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<u>  </u> unoccupied	<u>  </u> commercial
<u>  </u> structure	<u>  </u> both	<u>  </u> work in progress	<u>  </u> educational
<u>  </u> site	<b>Public Acquisition</b>	<b>Accessible</b>	<u>  </u> entertainment
<u>  </u> object	<u>  </u> in process	<u>  </u> yes: restricted	<u>  </u> government
	<u>  </u> being considered	<u>  </u> yes: unrestricted	<u>  </u> industrial
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<u>  </u> military
			<u>  </u> museum
			<u>  </u> park
			<input checked="" type="checkbox"/> private residence
			<u>  </u> religious
			<u>  </u> scientific
			<u>  </u> transportation
			<u>  </u> other:

**4. Owner of Property** (give names and mailing addresses of all owners)

name Edward C. and Maureen Prettyman

street & number 318 West Montgomery Avenue

telephone no.: 762-0036

city, town Rockville

state and zip code Maryland 20850

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Montgomery Co. Land Records 3911

Montgomery Co. Courthouse liber 329

street & number Rockville folio

city, town Maryland state

**6. Representation in Existing** Historical Surveys

title National Register of Historic Places (1974)

date City of Rockville Historic District (1974) ☒ federal    state    county ☒ local

depository for survey records City of Rockville

city, town Rockville state Maryland

## 7. Description

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### Condition

☐ excellent  
☒ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The subject house faces north on West Montgomery Avenue at the corner of Wall Street. It sits on a narrow lot shaded with mature trees. A gable-roof garage is at the extreme southern property line and is accessed by Wall Street.

This 2-1/2 story gable-front house is a side-hall or two-thirds Georgian plan. It is basically a rectangular shape except for the 2-story addition at the southeast corner. There is a brick foundation, and the gable roof is covered with composition shingle. The front porch is set on brick piers and covered by a tin seam roof. The house is sheathed in narrow German siding, now covered with 3-inch aluminum siding. There are two interior brick chimneys. All of the windows are 2-over-2 with flat lintels; most have wooden louvered shutters.

This house was designed in a vernacular Queen Anne style, featuring details such as the east facade 2-1/2 story turret-topped projecting bay and front fish-scale shingled gable pediment. (See Attachment 7.1)

The three-bay north (front) facade has symmetrical first and second-story fenestration, with elongated windows on the first. An exterior door with clear glass transom is in the west bay. A 1-story open wooden porch with shed roof extends across the front gable, supported by four turned wooden columns and lattice arches. The northwest entrance bay is marked by a pedimented gable with fish-scale shingles. Matching shingles cover the roof gable pediment, which has a centered narrow horizontal window.

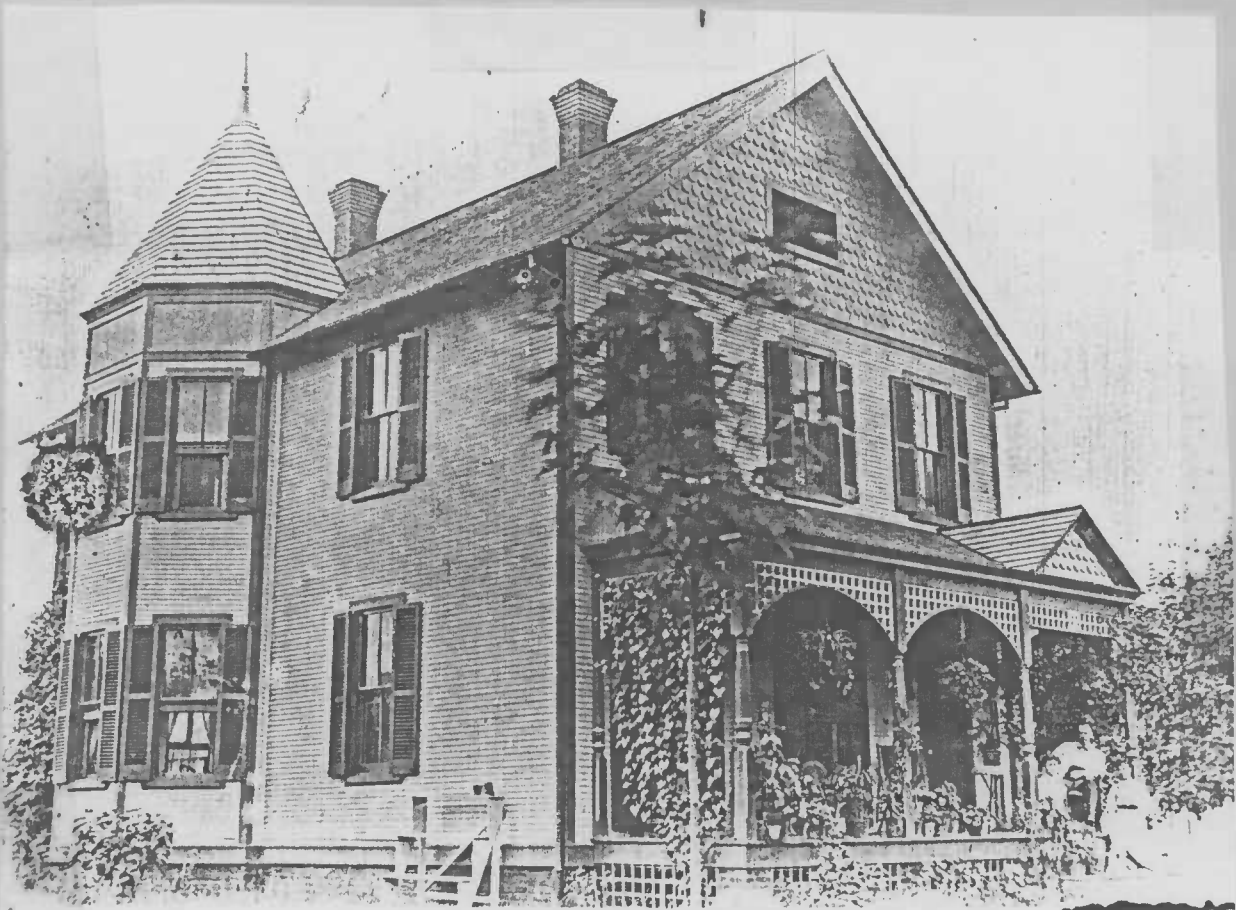
The four-bay east facade is highlighted by a 3-sided, 2-story projecting bay topped by a turret with finial. Each side of the bay has a window. The remaining fenestration is symmetrical.

The south facade has an irregular massing created by a rear addition and alterations. At the southeast corner is a two-story gable addition connected on the first floor. A projecting bay window, shingled underneath, is on the second story above sliding glass doors. A half-circle attic vent is centered in the gable. Another sliding glass door is located in an enclosed rear lean-to in the center of the facade. There is a set of three windows in the gable of the main block and a single one at the southwest corner.

The three bay west facade has four irregularly-placed windows on the first and second stories. The north, second story has an oriel window with decorative shingles underneath. A gable dormer with window and shingles surrounding projects above the center bay, breaking the roofline. In the south bay, first story, is a double window; a single window is in the lean-to.

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The Allen / Prettyman House  
Attachment 7.1



# 8. Significance

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Period	Areas of Significance—Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input type="checkbox"/> religion
			<input type="checkbox"/> science
			<input type="checkbox"/> sculpture
			<input type="checkbox"/> social/
			<input type="checkbox"/> humanitarian
			<input type="checkbox"/> theater
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other (specify)
			<u>LOCAL HISTORY</u>

Specific dates 1887-88

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D  
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

After the opening of the B & O Railroad's Metropolitan Branch in 1873, Rockville experienced a resort and building "boom" which attracted developers and new residents. In 1886, Rebecca T. Veirs laid out 20 building lots in three blocks on 11 acres of land which she had purchased from the Williams estate. 1/ Lots in "R.T. Veirs' Addition to Rockville" sold quickly, and among the early purchasers were local builders T.C. Groomes and Edwin West.

Edwin M. West purchased the west half of Lot 2 in the subdivision in December 1886 from his brother-in-law Aldie Green for \$150. 2/ Six months later, West sold the same one-third acre lot to James F. Allen for \$550. 3/ Presumably the house was constructed soon afterwards.

James Franklin Allen was a civil servant at the Indian Bureau. In 1888 he married Lily Maus, a Rockville resident, and the couple took the newly-constructed house on West Montgomery Avenue for their residence. Allen was the first master of the Rockville Masonic Lodge when it was chartered in 1893. He died in 1919. The property was subsequently held by Mrs. Allen and then by her niece Miss Lillian Allen Bennett until the latter's death in 1961. 4/

In 1964, the house was sold to Demetrius Kaponin 5/ of the Montgomery County Police Department, who made substantial renovations. In 1969, the present owners purchased the house. The Prettymans constructed a two-story addition to the rear and east side of the house in 1977.

-See Attachment 8.1

## Footnotes:

1. Montgomery County Land Records, Plat A-6.
2. Ibid., JA4/25 (Dec. 6, 1886).
3. Ibid., JA5/263 (May 3, 1887).
4. Montgomery County Orphans Court Records, Wills, HCA22/98 and PEW20/477
5. Land Records, op. cit., 3212/47 (April 20, 1964).



318 West Montgomery Avenue

## 9. Major Bibliographical References

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Montgomery County Land, Will, and Orphans Court Records.

## 10. Geographical Data

Acreage of nominated property 14,717 square feet

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

UTM References do NOT complete UTM references

A 

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Zone Easting NorthingB 

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Zone Easting NorthingC 

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D 

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E 

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F 

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G 

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H 

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### Verbal boundary description and justification

Located at the southeast corner of West Montgomery Avenue and Wall Street. Part of Lot #2, R.T. Veirs' Addition.

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title	Eileen McGuckian / Dwayne Jones, Architectural Description		
organization	Peerless Rockville	date	June 1985
street & number	P.O. Box 4262	telephone	762-0096
city or town	Rockville	state	Maryland 20850

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
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21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438





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424-8282  
1608 FARRAGUT AVE.  
ROCKVILLE, MD 20851

0605-15-10

318 W. Montgomery Ave  
Rockville  
No. Facade  
6/85

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